



APPENDIX D

Building Quality Guidelines

AS PART OF THE PREDESIGN PROCESS, the building and systems quality must be documented. To assist in providing a quality baseline for budgeting, the Office of Financial Management (OFM) has adopted the following GSA guidelines. These standards and criteria should be used as the basis for budgeting projects in the absence of differing information.

Quality Level	1	2	3	4
Style	Monumental	Federal	Corporate Owner	Commercial Investor
Economic Life	100 years	50 years	25 years	20 years
Space Efficiency	60%	70%	75%	80%
Lobby Space	Concourse	Concourse	1/2 Concourse	
	Courtyard	Courtyard	1/4 Courtyard	
	Gallery	Atrium		
	Atrium			
Parking Style	Self	Self	Self & Stack	Stack
Special Space	Cafeteria	Cafeteria	Cafeteria	Snack Bar
	Shops	Shops	Shops	Shops
	Courts	Courts	Auditorium	
	Auditorium	Auditorium		
	Vaults	Vaults		
	Public Use	Public Use		
Art in Architecture	Yes	Yes	Sometimes	No
Setbacks from lot line (Urban sites)	Yes	Yes	Sometimes	No
Percent site used (Urban sites)	50%	50%	75%	75-90%
<u>SUPERSTRUCTURE</u>				
Floor height - 1st	15-25	15-20	15	12
Other	14-15	13	12	11
Spans	35-40	30-35	25-30	20-25
Module	5 foot	5 foot	No	No
Live load	100 psf	100 psf	80 psf	50 psf
Stair width	5'-0"	4'-0"	3'-6"	3'0"
<u>EXTERIOR CLOSURE</u>				
Material quality	Granite/marble	Limestone/brick	Brick/Precast	Curtain wall
Energy efficient	Yes	Yes	Possible	No
Fenestration	Bronze	Anodized aluminum	Aluminum	Aluminum steel
Glazing	Solar insulated	Insulated	Tinted	Clear - single
Handicapped accessible w/ automatic doors	Yes	Yes	Sometimes	No

OFFICE OF FINANCIAL MANAGEMENT

Quality Level	1	2	3	4
Style	Monumental	Federal	Corporate Owner	Commercial Investor
Operable windows	Pivoted	Pivoted	Sliding	Hopper
Percent fenestration	up to 50%	up to 40%	up to 30%	up to 25%
Revolving doors	Yes	Yes	Sometimes	No
ROOFING				
Material quality	Slate/tile/copper	4 ply/metal	Single membrane	Single membrane
Skylights	Yes	Yes	Yes	No
Energy efficiency	Yes	Yes	Yes	No
Aesthetic screening	100%	75%	75%	25%
INTERIOR CONSTRUCTION				
Material quality	Marble	Stone	Masonry	Masonry
Lobbies	Terrazzo	Ceramics	Paneling	Paneling
Corridors		Precast	Carpeting	VT
Partitioning	Masonry	Demountable	Vinyl clad permanent	None
	Plastered	Sound - Resistant		
Ceilings	Plastered	Acoustic	Splined	Lay-in
	Acoustic			
LF partitions/SF	1:20	1:20	1:30	1:40
Time rated ceilings	No	No	Yes	Yes
CONVEYING SYSTEMS				
Handicapped	Yes	Yes	Sometimes	No
Escalators	Yes	Possible	Possible	No
MECHANICAL				
HVAC				
Dual Fuel	Yes	Yes	No	No
Split loads	Yes	Yes	Sometimes	No
Expansion capability	Yes	Yes	Sometimes	No
5 foot module	Yes	Yes	No	No
Control	Individual	Individual	Small zones	zone by exposure
PLUMBING				
Handicapped	Yes	Yes	Sometimes	No
Wall mounted fixtures	Yes	Yes	Sometimes	No
SPRINKLERS				
Yes	Yes	Yes	Sometimes	No
ELECTRICAL				
Expansion capability	Yes	Yes	Sometimes	No
Emergency generators	Yes	Yes	Sometimes	No
Motor control centers	Yes	Yes	Sometimes	No
Security system	Yes	Yes	Sometimes	No
Lighting panel breakers	Bolt on	Bolt on	Plug in	Plug in
5 foot module	Yes	Yes	Sometimes	No
Fire alarm system	Yes	Yes	Sometimes	No

Quality Level	1	2	3	4
Style	Monumental	Federal	Corporate Owner	Commercial Investor
<u>EQUIPMENT</u>				
Outfit special purpose space	Yes	Yes	Yes	No
Mail chutes	Yes	Yes	Yes	Yes
Package chutes	Yes	Yes	No	No
Window washer	Yes	Yes	Yes	No
Loading dock levelers	Yes	Yes	Sometimes	No
<u>SITEWORK</u>				
Landscaping	Yes	Yes	Little	Very little
Plaza	Yes	Yes	Little	No
Material	Slate	Slate	Brick	Concrete
Flagpoles	Yes	Yes	Sometimes	No
Handicapped ramps	Yes	Yes	No	No

Adapted from the General Services Administration.